



## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2000-00707

C-ZOO

*Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 7,374 square feet of building area (6,700 sq. ft. Community Priority and 674 sq. ft. Minor Addition).*

**Status: Pending**

**DISP**

**Date 3**

**HLC-Preliminary Review Hearing**

**CONT**

**01/31/01**

{Council granted preliminary Community Priority designation February 19, 2000. Applicant showed a brief video of proposal.}

(4:46)

Rich Block, agent, David Mendro, Architect, Andy Neumann, Architect, Isabel Green and Bill Mallet, Landscape Architects, present.

The applicant gave a Power Point presentation.

The Commission expressed great admiration for the proposed design. However, the design does not relate to the El Pueblo Viejo District.

A subcommittee was formed to work with the applicant. Subcommittee members: Spann, Cella and Bollay.

Motion: Continued two weeks for the applicant to restudy the Discovery Pavilion design to be more in keeping with the El Pueblo Viejo District and meet with the Subcommittee for direction.

Action: Boucher/Spann, 7/0/0.

**HLC-Preliminary Review Hearing**

**CONT**

**02/28/01**

{Council granted preliminary Community Priority designation on February 19, 2000.}

(2:39)

Rich Block, agent, Andy Neumann, Architect, and Dave Mendro, Architect, present.

Motion: Continued two weeks for the Subcommittee to work with the applicant on an architectural style or compromise that is more in keeping with the El Pueblo Viejo District.

Action: Fairly-Green/Spann, 9/0/0.

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(4:49)

David Mendro, Architect, Andy Neumann, Architect, and Mat Gradias, present.

A Power Point presentation was given of the proposed project.

Motion: Continued indefinitely with the positive comment to the Planning Commission that this proposal will work well.

Action: Spann/Lenny, 8/0/0.

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(2:12)

David Mendro, Architect; Andy Neumann, Architect; and Richard Block, Zoo Director, present.

Motion: Indefinite continuance to the Planning Commission with the following positive comments: 1) The Commission supports this project and feels that it is a good solution. 2) Consider lowering the springline of the arch. 3) Restudy the proportions of the glass and the intersection of the trellis. 4) Consider solid walls or a wrought iron rail on a level elevation for the handicapped ramp rather than a rail that follows the slope of the ramp. 5) Consider adding planters to the handicapped ramp. 6) Consider adding detail to articulate the West elevation. 7) Enhance the landscaping along the property line adjacent to the railroad.

Action: Hausz/Sharpe, 8/0/0.



## DESIGN REVIEW ACTIVITIES SUMMARY

**500 NINOS DR**

**MST2002-00676**

**C-MEASURE E SQUARE FOOTAGE**

*Proposal for a new 1,450 square foot structure called "The Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.*

**Status: Pending**

**DISP**

**Date 3**

**HLC-Concept Review (New)**

**CONT**

**12/11/02**

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COMMUNITY PRIORITY SQUARE FOOTAGE ALLOCATION, PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PLAN APPROVAL.)

(2:49)

Rich Block, Zoo Director; Ken Radtkey, Blackbird Architects; and Adam Sharky, Blackbird Architects, present.

Motion: Continued to the January 8, 2003 meeting with the following comments: 1) The proposed building is far too contemporary and not acceptable. 2) A parapet building is acceptable. 3) Devise a traditional arbor, in keeping with the district.

Action: Hausz/Cella, 8/0/0.

**HLC-Concept Review (Continued)**

**POST**

**01/08/03**

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COMMUNITY PRIORITY SQUARE FOOTAGE ALLOCATION, PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PLAN APPROVAL.)

Postponed two weeks at the applicant's request.

**HLC-Concept Review (Continued)**

**CONT**

**02/05/03**

(Second Concept Review)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COMMUNITY PRIORITY SQUARE FOOTAGE ALLOCATION, PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PLAN APPROVAL.)

(3:23)

Rich Block, Zoo Director; Ken Radtkey, Blackbird Architects; and Adam Sharky, Blackbird Architects, present.

Staff Comment: Kathleen Kennedy, Planning Tech I, noted that the project requires an Environmental Review.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project is generally acceptable in size, bulk and scale. 2) Restudy the fenestration, as it is too contemporary. 3) Restudy the trellis to make it more traditional. 4)

Restudy the details of the trellis supports to add mass and visual interest. 5) Restudy the way in which the wood trellis supports are stacked, and either conceal the connections or express them in a traditional way. 6) The Commission appreciates the direction in which the project is moving, and reminds the applicant to keep the details traditional.

Action: Suding/Hsu, 7/0/1. Sharpe abstained.



## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2003-00032

C-ALTERATIONS

*Proposal for a California Condor exhibit and holding area consisting of a woven mesh enclosure, rock elements, renovation of an existing water feature and eagle holding area at the Santa Barbara Zoological Gardens.*

**Status: Pending**

**DISP**

**Date 3**

**HLC-Concept Review (New)**

**CONT**

**01/22/03**

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(4:34)

Richard Block, Zoo Director; Cameron Carey, agent; and Adam Sharky, Blackbird Architects, present.

Motion: Continued indefinitely with the following comments: 1) Return with details of the site, handrail, soundwall, and elevations of site elements. 2) The Commission wishes to thank the applicant for an excellent presentation.

Action: Hsu/Spann, 5/0/0.



## DESIGN REVIEW ACTIVITIES SUMMARY

500 NINOS DR

MST2006-00330

C-FOX EXHIBIT ALT.

*Reactivate previously approved application which has expired. This is a component of the Zoo Master Plan. Proposal to remodel the Channel Islands Fox exhibit at the Santa Barbara Zoological Gardens. The exhibit area will have new rock groupings, new plantings, and will be enclosed with a woven cable mesh. No new square footage is proposed.*

**Status: Pending**

**DISP**

**Date 3**

**HLC-Concept Review (New)**

**CONT**

**06/28/06**

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND PARK AND RECREATION FINDINGS.)

(4:05)

Present: Cameron Carey, Agent, Tynan Group; Bruce Sharkey, Architect, Blackbird Architects; and Richard Block, Director of Santa Barbara Zoo

Staff Comment: Marisela G. Salinas, Associate Planner, stated that this project had previously been approved by the Historic Landmarks Commission (HLC). A number of components have been reviewed by HLC throughout the last couple of years and, additionally, an Initial Study will be prepared to analyze all components of the project. The project can be directed to the Consent Calendar once the Planning Commission reviews it.

Motion: Continued indefinitely to the Consent Calendar with positive comments to the Planning Commission.

Action: Hsu/Hausz, 6/0/0.



## DESIGN REVIEW ACTIVITIES SUMMARY

**500 NINOS DR**

**MST2006-00331**

**C-LANGUR/LEMUR ALT.**

*This is a component of the Zoo Master Plan. Proposal to demolish an existing substandard 1,842 square foot holding building and construct two new holding buildings for the Langurs and Lemurs at the Santa Barbara Zoological Gardens. The first new building will be 812 square feet and the second new building will be 1,083 square feet. Also proposed is to replace non-accessible pathways with accessible pathways around the northern side of the exhibits and new landscaping. Planning Commission Approval and Park and Recreation Commission findings will be required.*

**Status: Pending**

**DISP**

**Date 3**

**HLC-Concept Review (New)**

**CONT**

**06/28/06**

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND PARK AND RECREATION FINDINGS.)

(4:12)

Present: Cameron Carey, Agent, Tynan Group; Bruce Sharkey, Architect, Blackbird Architects; and Richard Block, Director of Santa Barbara Zoo

Motion: Continued indefinitely to the Full Board with positive comments to the Planning Commission and the following comments for the applicant: 1) Introduce taller trees. 2) If the poles are to be replaced, the preference would be wood poles over steel poles.  
Action: Hausz/Boucher, 6/0/0.